

**LYNCHBURG CITY COUNCIL
PHYSICAL DEVELOPMENT COMMITTEE
MEETING HIGHLIGHTS
Thursday, November 6, 2014
11:00 a.m.**

Members: Council Member Turner Perrow, Chair, Vice Mayor Ceasor Johnson, Council Member Joan Foster, Mayor Michael Gillette, ex-officio

Staff Present: Kim Payne, Bonnie Svrcek, Gaynelle Hart, Kent White, Kevin Henry, Lee Newland, Robin Craig

Others Present: Doyle Allen (Hurt & Proffitt), Robb Egel (VIP, LLC), Norm Walton (Perkins & Orrison), Justin Faulconer (News & Advance)

Contract Awards:

There was one (1) contract awarded this month.

Update on Priority Projects:

Mr. Newland provided an update on projects since the last PDC meeting:

--Wards Road Pedestrian X-ing 2B-- Delays due to problems with deliveries of steel and aluminum grading.

--Greenview Drive Phase 2-- VDOT moved back proposal due date from November 4 to November 13.

--Harvard Road Improvements @ Tunnel-- Scheduled to complete by mid-November.

There was discussion regarding scope of work for One Way Pairs at 501/221 and Wards Road Pedestrian Crossing projects. Ms. Hart confirmed that a revised completion date for the Mid-town Connector project is being discussed with contractor but has not been agreed upon at this time.

General Business:

1. ***Vacate a portion of Misty Mountain Road -- VIP, LLC, the owner of 552 Leesville Road, is petitioning to vacate a portion of right-of-way on the western side (rear) of the property, which is known as Misty Mountain Road. The total area of the proposed vacation is approximately one hundred eighty thousandths (0.180) of an acre. The petitioner has submitted this request in conjunction with a conditional use permit (CUP) petition to facilitate additional parking and a portion of drive aisle as part of a proposed one hundred twenty-one (121) unit townhome complex.***

Mr. Henry summarized the petition, noting this request is in conjunction with a CUP for a proposed 121 unit townhome complex. The vacation would provide area for a portion of the drive and additional parking for the complex. He also explained the agenda summary had indicated a possible need to reduce the size of right of way to vacate in order to ensure there would be no adverse effects on the City's ability to construct a future street that would serve additional development on Misty Mountain Road. Since submitting the agenda, he has worked with the City Engineer and it was determined that no changes to the proposed vacation are required.

Mr. Orrison added that their intent was to leave a minimum 50 foot right of way to allow future development of a street by the City if needed. There was discussion regarding the shape of the area requested to vacate, plans that showed a retaining wall located in the City's right of way that would need to be removed, and current plans for development of a street by the City. Council Member Perrow noted the need for a significant retaining wall to address the grade differential should the street be extended in the future.

There was discussion regarding whether this petition to vacate is desired only if the requested CUP is approved. Mr. Orrison indicated the request for vacation would be withdrawn prior to the December meeting if the CUP is not approved at City Council's November meeting. He also noted the legal description of the CUP shows construction in the City's right of way that will be requested as part of the vacation at their December meeting.

The PDC recommends moving this petition forward to Council for their approval at the December meeting provided the related CUP is approved at Council's November 11th meeting.

2. ***Vacate a portion of Timbrook Place*** -- *Carriage Square LTD, the owner of 218 Timbrook Place, is petitioning to vacate a portion of right-of-way on the northern side of the cul-de-sac. The total area of the proposed vacation is approximately seven thousandths (0.007) of an acre. A portion of the existing right-of-way would be vacated in order to better align with right-of-way the petitioner will dedicate to the City that would allow the future connection of Beverly Hills Circle to Timbrook Place. A new street (Garden Way) off of Timbrook Place would connect to Candlewood Court is proposed to serve as an alternate turn around to offset the loss of the potential cul-de-sac.*

Mr. Henry presented the petition and noted the purpose is to allow the continuation of the right of way that will be dedicated to the City to connect Beverly Hills Circle to Timbrook Place. The cul-de-sac will go away and the vacation will better align the streets.

Mr. Allen noted the proposal was an attempt to clean up the connection of the two streets. There was further clarification of the actual portion being vacated and the committee had no objections to the petition.

The PDC agreed to move this request forward to Council with their recommendation for approval.

3. ***Public Street Renaming: Timbrook Place to Beverly Hills Circle*** – *Carriage Square LTD, the owner of 200, 203, and 218 Timbrook Place, has applied to rename Timbrook Place to Beverly Hills Circle. The properties were rezoned in early 2014 and, as part of the rezoning proffers, right-of-way would be dedicated along 218 Timbrook Place which would connect Beverly Hills Circle with Timbrook Place. Even though an actual street connection is not currently planned, TRC staff suggested the applicant apply for a street naming to improve addressing for future development.*

Mr. Henry noted this property had been rezoned and the proffers associated with that rezoning required dedicating right of way for connecting Beverly Hills Circle to Timbrook Place. Although there are no immediate plans for physical improvements, City staff felt this would also be the most appropriate time to rename the street. Renaming the street will improve future addressing and currently only one resident will be affected by the street naming change. If left as is, all the apartments will be addressed as Timbrook Place and future development will require many of those addresses to be changed at some ambiguous line where they connect.

There was discussion about the disjointed nature of the streets that connect and whether renaming it all the same name might create confusion. (Two streets form a U or Y shape with an additional leg connecting to Timberlake would all have the same name.)

There was no objection from the PDC to the renaming, but Council Member Perrow felt there was not enough information to determine the best naming strategy. It was suggested to have City staff work out details for the name/addressing scheme that makes most sense and present to Council. If other property owners might be affected in the renaming, they should be immediately notified of the possible change.

The Committee agreed to move this forward to Council with their recommendation to approve the name change, allowing staff time to determine specific details related to the naming change.

4. *City Engineer - Update*

Mr. Newland indicated he would like to update the PDC on two items:

1.) In September, both PDC and Council took action on a request by PEG Bandwidth. There was a question regarding how the public would be notified. Mr. Newland indicated information was published in the "City Source" and on the City's website. PEG Bandwidth has proceeded with their work and has received no complaints.

2). In the October meeting, PDC reviewed a VDOT Revenue Sharing Grant application and it is scheduled for the November 11th Council Meeting. Mr. Newland indicated he has added an additional project to the application, 5th Street Phase III Street Improvements. Staff determined City funds directed to this project could be used as a match to leverage additional money from the State.

The PDC was in favor of adding the additional project.

Roll Call:

There were no items for roll call.

Next meeting: December 9, 2014